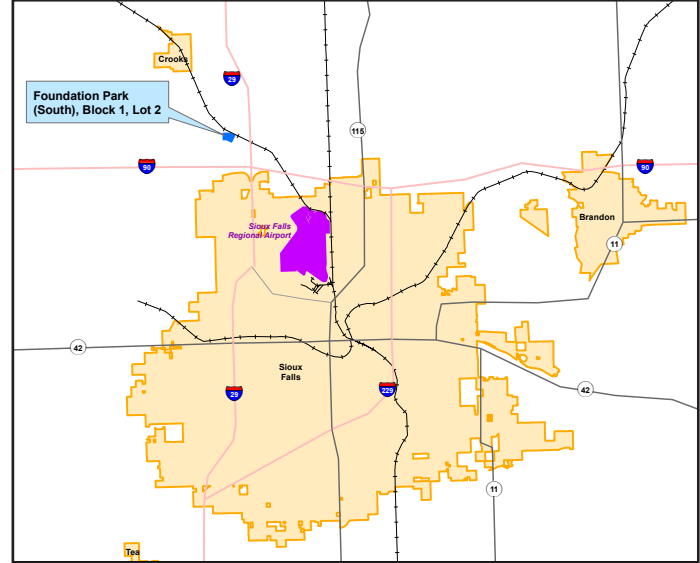




Foundation Park South Block 1/Lot 2



General Site Information

Location	NW of I-29 & I-90 South of BNSF rail line/interior site between loop road, Sioux Falls, SD
Owner	Sioux Falls Development Foundation, 200. N. Phillips Ave., Ste. 101, Sioux Falls, SD 57104 605.339.0103
Size	43.7 acres
Zoning	I-2
Asking Price	\$3.25/sq. ft. for rail-served site
Highway Access	1 mile to I-90; 2.8 miles to I-29; 30 miles to US Highway 81
Air Access	6 miles to Sioux Falls Regional Airport
Rail Served	BNSF Railway fronts this site to north

Utility Information

Electric Power	Xcel Energy.
Natural Gas	MidAmerica. ~7000' feet to nearby line at intersection of I-90 and Marion Road. 6-inch main, 65 psig maximum. Line extension within existing ROW upon development need
Water	City of Sioux Falls Water Purification. The 16-inch water main can provide 3060 GPM under static conditions without other offsite demands
Sewer	City of Sioux Falls Water Reclamation Division. None currently, however plans and specifications have been finalized for a wastewater pump station, force main and gravity sewer extension to serve the site. The 15-inch service line will have a capacity of 1.62 MGD
Storm Water	City of Sioux Falls. Site specific stormwater treatment /detention in accordance with City of Sioux Falls Engineering Design Standards
Telecom/Fiber	Currently being addressed to have service available in spring of 2018

Foundation Park South Block 1/Lot 2

Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<input checked="" type="checkbox"/>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<input checked="" type="checkbox"/>

General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

Economic Development Contact:

Name:

Dean Dziedzic
Vice President

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